



SOUTH POINT

English Harbour | Antigua



An Urban-Chic  
Boutique Hotel in the Heart of the Caribbean



## Welcome to the Caribbean Island of Antigua & Barbuda

Antigua (pronounced An-tee'ga) and Barbuda are located in the middle of the Leeward Islands in the Eastern Caribbean, roughly 17 degrees north of the equator. To the south are the islands of Montserrat and Guadeloupe, and to the north and west are Nevis, St. Kitts, St. Barts, and St. Martin.

Temperatures generally range from the mid-seventies in the winter to the mid-eighties in the summer. Annual rainfall averages only 45 inches, making Antigua the sunniest of the Eastern Caribbean Islands, and the northeast trade winds are nearly constant, flagging only in September. The island enjoys low humidity year round.

The coral reefs, once the bane of marauding enemy ships, now attract snorkelers and scuba divers from all over the world. And the fascinating little island of Barbuda – once a scavenger's paradise because so many ships wrecked on its reefs – is now home to one of the region's most significant bird sanctuaries.

Antigua, the largest of the English-speaking Leeward Islands, is about 14 miles long and 11 miles wide, encompassing 108 square miles. Barbuda, a flat coral island with an area of only 68 square miles, lies approximately 30 miles due north. The current population for the nation is approximately 68,000 and its capital is St. John's on Antigua.

Antigua and Barbuda is an independent Commonwealth state in the Eastern Caribbean. With some 365 beaches of clean turquoise waters, the lush tropical islands of Antigua and Barbuda are an inviting paradise and considered to be one of the most beautiful places in the world. As a result, tourism is the key driver of Gross Domestic Product (GDP) and generates around 60% of the island's income, with key target markets being the U.S., Canada and Europe. Antigua and Barbuda is a member of the United Nations, the British Commonwealth, Caricom and the Organisation of American States (OAS) among many other international organisations. Holders of the Antigua and Barbuda passport enjoy visa free travel to approximately 150 countries, including the U.K. and the countries of the Schengen area.



### **South Point, your new Antiguan address**

South Point Antigua is a boutique hotel with condo style waterfront suites, located in the heart of English Harbour, on the twin-island paradise of Antigua & Barbuda.

With 1- and 2-bedroom luxury waterfront suites available, it is the perfect opportunity for anyone looking for a combination investment and vacation pied-à-terre. It's also just a short stroll from the glorious beaches, nightlife and fascinating historical haunts – including UNESCO World Heritage Site Nelson's Dockyard – that helped put Antigua on the tourist map.



### Relaxed Ambience, Exceptional Service, Incredible Location

Imagine a home from home with stunning views of a harbour frequented by mega yachts, impressive sail boats and even on occasion, the odd Maserati MOD70 racing Trimaran...if the RORC Transatlantic race happens to be coming up.

English Harbour is known as the yachting capital of the Caribbean and South Point is perfectly located to take full advantage of this lively hub, while simultaneously providing a tranquil and luxurious base for its guests. South Point operates like any other luxury hotel, with a high standard maintained throughout, luxury amenities provided for all guests, and full time staff employed to manage the property.

South Point is adjacent to the Yacht Club Marina at Falmouth Harbour and within walking distance of the world's only surviving Georgian dockyard at English Harbour. Built to cater specifically to the mega-yachts, these two internationally renowned marinas are home to three of Antigua's most popular events and greatest attractions; Antigua Sailing Week, Antigua Classic Yacht Regatta and the Antigua Charter Yacht Show.

South Point boasts a refreshing urban vibe in the heart of one of the world's most venerable locations. With its pared-down elegance and superlative dining, it has enticed travellers wishing to experience Antigua's sailing regattas without sacrificing their luxury amenities.

South Point does have its own small private beach, but if you want to get out and explore, local favourites Pigeon Beach and Galleon Beach are just a short stroll away. It is also within easy walking distance of the numerous restaurants, bars and cafes which add life and colour to this time-honoured sailing district.

## Hassle-Free Holiday Home Ownership in Antigua

The South Point real estate program allows an investor to purchase a 1 or 2 bedroom suite within the hotel complex. The suite is available to the owner 365 days a year, so even during peak season you have a premium room in a high-profile community ready and waiting for you. Your property is fully serviced and all facilities of the resort are available for use.

When your holiday finishes, your suite is utilised as part of the ordinary hotel inventory and immediately begins working for you. Generating income while you get to side step the maintenance and security concerns that can come with foreign home ownership.

If you choose to participate in the hotel's rental programme then you can make a healthy return on your investment without spending any of your personal time on marketing, managing, or the provision of on-site services. As part of this programme our owners can enjoy 42 personal nights' use a year for themselves and their guests.

South Point's inclusion in the citizenship by investment programme means owners are eligible to apply for an Antigua & Barbuda passport which spawns a wealth of potential tax and travel advantages.





### **A Stunning Oasis In The Heart of English Harbour**

South Point has an unyielding commitment to impeccable styling and quality fixtures and fittings. Each suite has clean, contemporary lines and a muted palette, combined with scrupulous attention to detail.

From the high-end German appliances and plush en-suites with over-size rainfall showers, to the full complement of crockery, glassware and mini-bars stocked with sterling champagne, this is a place that prides itself on being a cut above the rest.

A minimalist, modern design meets an Italian-inspired 'la dolce vita' philosophy, creating the hotel's distinct style. From the monochrome colour scheme to the subtle decor and urban chic vibe, South Point was purposefully designed to contrast, yet complement, its tropical beach setting.



## Property available at South Point

1-Bedroom Deluxe Suite  
2-Bedroom Penthouse Suite

The 20 Deluxe Suites occupy the ground floor and first floor of each building, while the 3 Penthouse Suites span the top floors of the 3 central buildings.

The ground floor 1-Bedroom Deluxe Suites are raised slightly off the main walkway, with just 5 steps leading up to private patios.

The first floor 1-Bedroom Deluxe Suites are accessed by external staircases and feature spacious covered balconies.

Each of the open plan 1-Bedroom Deluxe Suites offers a full kitchen, outdoor dining table, sun loungers, an interior lounge, and luxurious en-suite with double basin sinks and a walk-in shower.

The 2-Bedroom Penthouse Suites are accessed via an external staircase that opens onto a private patio entrance. Rooftop style balconies offer added privacy and expansive views of the surrounding area.

The 2-Bedroom Penthouse Suites feature two private en-suite bedrooms, two separate interior lounges, a fully-equipped kitchen with indoor and outdoor dining, and a double balcony. The furnished rooftop balcony includes a love seat and coffee table, 4 sun loungers, and an outdoor dining table with a large sun umbrella.

## The Lounge

Enjoy the stunning views of the waterfront and watch the yachts glide past from our stylish and tranquil lounge. Located within the hotel lobby and above the restaurant, the scenes over Falmouth Harbour marina and beyond to the Caribbean sea become all the more impressive after dark as the sun sets and the boats light up the night.



## The Restaurant

With one of Antigua's most successful restaurateurs at the helm, it's little wonder South Point has earned a solid reputation for first-rate food. Owner Jeff Hadeed is also the man behind The Larder and Big Banana and his exacting standards extend into the hotel's sublime restaurant, set on a deck suspended above the water.

The eclectic menu features a range of Asian, Mediterranean and Middle Eastern dishes, using fresh, quality ingredients. It is the perfect combination of international taste and local flavour; farm-to-table ingredients and locally caught seafood are daily menu staples.

A seasonal cocktail menu featuring local flavours like sorrel and soursop is presented alongside a carefully curated international wine list. South Point restaurant is the definition of island chic, understated, easy going, excellence.



## Get In Touch

South Point didn't earn its sterling reputation without delivering impeccable service for hotel guests, condo owners and the visiting public alike. Every person who walks down the lush, palm tree lined entry way and through South Point's gleaming front doors is treated like family.

Contact us for more information.

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